



REQUEST FOR COUNCIL ACTION
City of Greenville, South Carolina

Agenda Item No.

11a

TO: Honorable Mayor and Members of City Council
FROM: John F. McDonough, City Manager

Ordinance/First Reading Ordinance/Second & Final Reading Resolution/First & Final Reading Information Only

AGENDA DATE REQUESTED: September 12, 2022

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO ANNEX APPROXIMATELY 1.57 ACRES OF REAL PROPERTY AND 0.121 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT CHURCHILL CIRCLE AND TO PROVIDE THE ZONING DESIGNATION OF R-9, SINGLE-FAMILY RESIDENTIAL DISTRICT (A PORTION OF TAX MAP NUMBER 0390000100113) (AX-14-2022)

SUMMARY BACKGROUND:

Conestee Foundation Inc, which is the owner of the subject property, applied for annexation of real property consisting of approximately 1.157 acres of real property and 0.121 acre of right-of-way located at Churchill Circle (a portion of Tax Map Number 0390000100113), together comprising approximately 1.278 acres to be annexed, (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation of R-12, Single-family residential district, to city zoning designation of R-9, Single-family residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on July 21, 2022, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 6-0.

Planning Staff Recommendation: Approve
 Planning Commission Recommendation: Approval by a vote of 6-0

IMPACT IF DENIED:

The Property will not be annexed and rezoned.

FINANCIAL IMPACT:

The Property annexed by this Ordinance shall be subject to Intergovernmental Agreements with Metropolitan Sewer Subdistrict dba MetroConnects and Greater Greenville Sanitation District according to its respective terms while it is in effect.

REQUIRED SIGNATURES

Department Director

DocuSigned by:
Shannon Lamin
 52110B540A264BC...

OMB Director

City Attorney

DocuSigned by:
Leigh Padletti
 50BFADF022244F0...

City Manager

DocuSigned by:
John F McDonough
 FDC2AC15040F440...

A N O R D I N A N C E

TO ANNEX APPROXIMATELY 1.57 ACRES OF REAL PROPERTY AND 0.121 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT CHURCHILL CIRCLE, AND TO PROVIDE THE ZONING DESIGNATION OF R-9, SINGLE-FAMILY RESIDENTIAL DISTRICT (A PORTION OF TAX MAP NUMBER 0390000100113) (AX-14-2022)

WHEREAS, Conestee Foundation Inc., which is the owner of the subject property, applied for annexation of real property consisting of approximately 1.157 acres of real property and 0.121 acre of right-of-way located at Churchill Circle (a portion of Tax Map Number 0390000100113), together comprising approximately 1.278 acres to be annexed, (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation of R-12, Single-family residential district, to city zoning designation of R-9, Single-family residential district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on July 21, 2022, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 6-0; and

WHEREAS, City Council has reviewed the application of the owner's agent and the recommendations of the Planning Commission and has found the proposed zoning designation of R-9, Single-family residential district, to be compatible with the City's Comprehensive Development Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly on the attached Exhibits A and B respectively, providing the annexation map and property description for the portion of Tax Map Number 0390000100113 and adjacent right-of-way. The annexed Property is provided the zoning designations of R-9, Single-family residential district, and shall be included in City Council District 2. The GVL2040 Comprehensive Plan Future Land Use Map shall also be amended to include the Property as Parks/Open Space.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Flood Plan Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to intergovernmental agreements with Metropolitan Sewer Subdistrict dba MetroConnects and Greater Greenville Sanitation District according to its respective terms while it is in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2022 tax year.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT A




Location Map Not to Scale

ANNEXATION MAP
for
Tax Map No. 0390000100113
into the
City of Greenville

 Greenville City Limits
 Total Annexation Area

Total Area of Annexation:
55,676,642 Sq. Ft.
Total Acreage of Annexation:
1,278 Acres

Existing County Zoning: R-12
Proposed City Zoning: R-9
City Council District: 2
Census Tract: 20.05
File Number: AX-14-2022




This map is a product of the City of Greenville, SC and was compiled from GIS and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville does not assume any responsibility or liability with respect to the use of this map.
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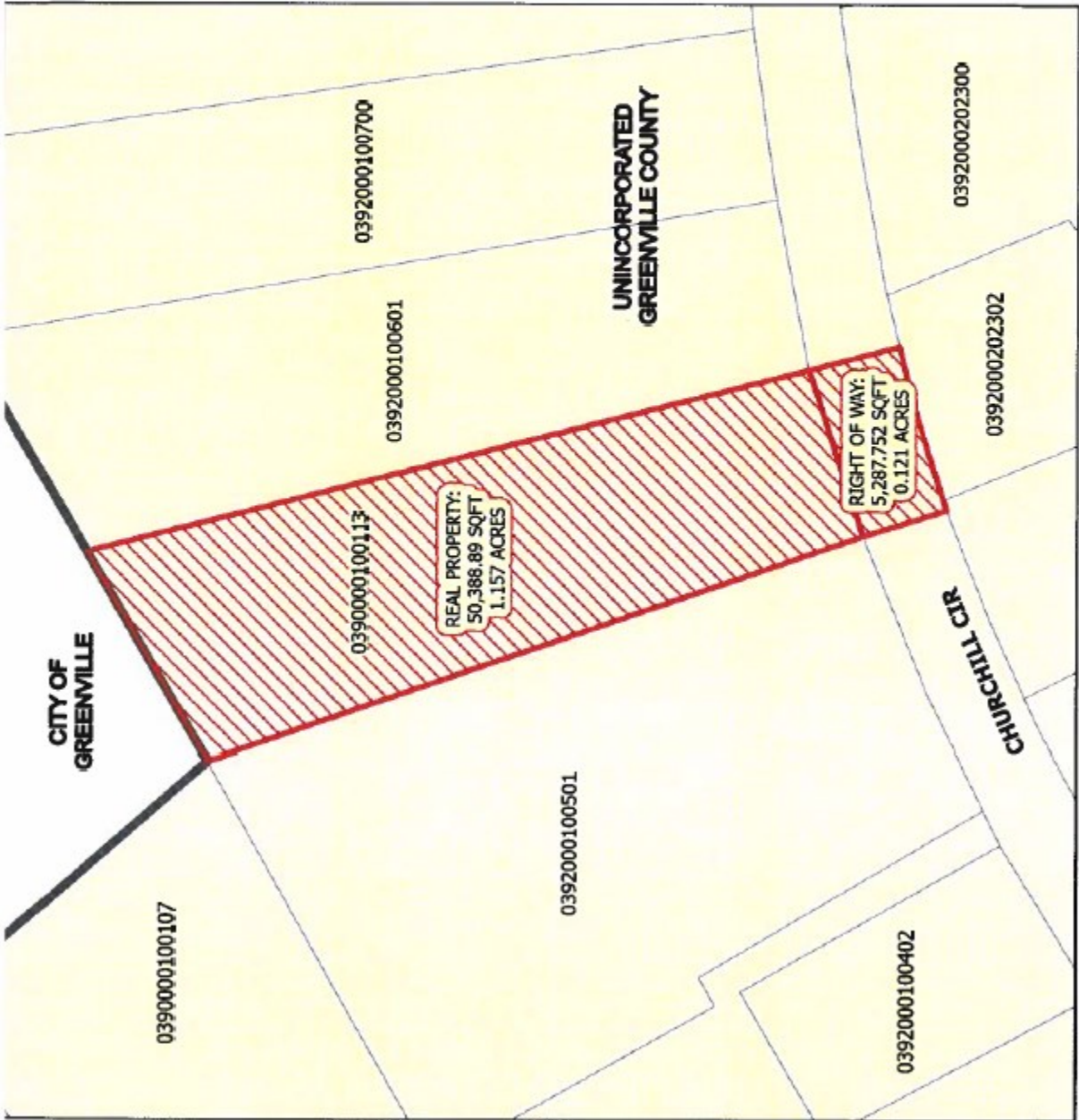



EXHIBIT B**Property Description**

(Conestee Foundation, Inc., property to be annexed)

All that certain piece, parcel or lot of land situate, lying and being in Gantt Township, the County of Greenville, State of South Carolina, being known and designated as the western half of Lot No. 281 of AUGUSTA ACRES as shown on a plat prepared by Dalton & Neves, dated 1946 and recorded in the Office of the Register of Deeds for Greenville County, SC in Plat Book S at Page 201, said property being more particularly shown and designated as Part Lot 281 on a more recent plat of survey prepared for Conestee Foundation, Inc., by Thomas P. Dowling, PLS, dated March 11, 2010 and recorded in the Office of the Register of Deeds for Greenville County, SC in Plat Book 1100 at Page 74, reference being hereby made to said latter plat of survey for a complete metes and bounds description of the property.

This being the same property conveyed to Conestee Foundation, Inc., by deed of Geneva Diane Mann, Carolyn Louise Linder and Tracy Doyle Duvall dated March 19, 2010 and recorded March 22, 2010 in the Office of the Register of Deeds for Greenville County, SC in Deed Book 2369 at Page 5452.

Property Description for Right-of-Way

To include the 0.121 acres of Churchill Circle right-of-way as shown within the associated Annexation Map exhibit.